

ORDINANCE 2007-26

**AN ORDINANCE AMENDING CHAPTER 17 OF THE TOOELE COUNTY
GENERAL PLAN REGARDING THE MODERATE INCOME HOUSING
CONDITIONS PLAN**

WHEREAS, pursuant to Utah Code Section 17-27a-404, the Erda Township, Pine Canyon Township, and Tooele County Planning Commissions held public hearings on an application to amend Chapter 17 of the Tooele County General Plan which deals with the Moderate Income Housing Conditions Plan; and

WHEREAS, the planning commissions provided notice as required by Utah Code Section 17-27a-204 and heard arguments both for and against the amendment at the public hearings; and

WHEREAS, having heard public comment in the public hearings, the planning commissions recommended approval of the general plan amendment and forwarded the matter to the county commission; and

WHEREAS, the Tooele County Commission finds good cause for amending the general plan as requested.

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE BODY OF TOOELE COUNTY, UTAH AS FOLLOWS:

SECTION I - GENERAL PLAN AMENDED. Chapter 17 of the Tooele County General Plan is hereby amended to read as attached hereto, which attachment is, by this reference, made a part hereof.

SECTION II - REPEALER. Ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION III - EFFECTIVE DATE. This ordinance shall become effective 15 days after its passage provided it has been published, or at such publication date, if more than 15 days after passage.

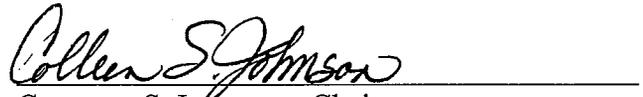
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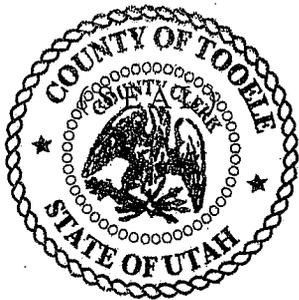
IN WITNESS WHEREOF the Tooele County Commission, which is the legislative body of Tooele County, passed, approved and enacted this ordinance this 9th day of October 2007.

ATTEST:

TOOELE COUNTY COMMISSION:


Marilyn K. Gillette, Clerk


Colleen S. Johnson, Chairman



Commissioner Johnson voted aye
Commissioner Clegg voted aye
Commissioner Hurst voted aye

APPROVED AS TO FORM:



DOUG HOGAN
Tooele County Attorney

CHAPTER SEVENTEEN: MODERATE INCOME HOUSING CONDITIONS PLAN



The State of Utah recognizes in State Statutes 17-27a-408, 62A-9-138, and 63-2811 that the availability of moderate-income housing is a statewide concern that requires municipalities and counties to propose a plan for moderate-income housing as part of a general plan. "Moderate income housing" is defined as housing occupied or reserved for occupancy by households with a gross household income equal to or less than 80 percent of the median gross income of county.

In 2007 Tooele County completed an update to this housing plan. As a result of this effort, a couple of points should be brought forward:

- The results of this housing needs analysis show there is a significant number of affordable housing opportunities for Tooele County's low, very low and extremely low income households and that a substantial share of the new housing units added to the inventory over the past six years meet the definition of affordable units. In conclusion, Tooele County currently has a relatively high degree of housing affordability for both owner occupied and rental units.
- Utah's affordable housing legislation (HB295) does not mandate that a community's housing market meet the home ownership desires of all low, very low and extremely low income households. Rather the legislation encourages a community to provide a "reasonable opportunity for a variety of affordable housing for moderate income households." The results of this housing needs analysis show that the Tooele County housing market satisfies the language of HB295. The county's housing market has a substantial number of home ownership opportunities for low income households while affordable housing opportunities for very low and extremely low income households are primarily met by the county's affordable rental housing.

Since 2000 the housing inventory in Tooele County has increased significantly, expanding by 33% from 13,800 units to 18,400 units in 2006. The number of owner units is estimated 15,000 and the number of rental units at 3,400.

In Tooele County the median income for a household of four was \$56,100 in 2006 (Source: U.S. Department of Housing and Urban Development). Moderate income housing is therefore defined as housing that is affordable (housing and utility costs, utility costs apply to renters only, do not exceed 30 percent of household income) for a household with an income of \$44,880. In 2006 a household at 80% AMI had an income of \$44,812. With this level of income and devoting no more than 30% of their income to housing this household could afford a \$169,868 home. In 2006, 56.6% of all existing homes sold in Tooele County sold for less than \$169,868 and 97% of existing condominiums. Thus the Housing Opportunity Index (HOI) for homes was 56.6% and for condominiums 97%. A total of 764 existing housing units sold for less than \$169,868 in Tooele County in 2006. These data demonstrate a significant level of housing affordability in Tooele County for low income households.

Opportunities for home ownership decline substantially for very low income households (50% AMI and income of \$28,008). For very low income households only 8.6% of existing homes sold in 2006 were affordable however 35% of existing condominiums sold were affordable. Extremely low income households (30% AMI and income of \$16,800) have very few opportunities for ownership. Only 1% of existing homes and condominiums sold in 2006 were affordable to the extremely low income household.

Twenty-four percent of the 351 new homes sold in Tooele County in 2006 were affordable to low income households, however no new homes were affordable to very low and extremely low income households.

PROFILE OF TOOELE COUNTY

I. Housing Affordability in 2006

- The affordable home and rental price ranges for each income group; low, very low and extremely low income is shown below. These affordable price ranges indicate the amount each income group was able to pay for housing in 2006.

Income Category	Income Range 2006	Affordable Home Price Range 2006	Affordable Rent Range* 2006
Low Income (50% to 80% AMI)	\$28,008 to \$44,812	\$106,167 to \$169,868	\$700 to \$1,120
Very Low Income (30% to 50% AMI)	\$16,804 to \$28,008	\$63,700 to \$106,167	\$420 to \$700
Extremely Low Income (less than 30% AMI)	Less than \$16,804	Less than \$63,700	Less than \$420

*includes utilities.

Source: Derived from HUD data.

- Countywide the number of owner occupied detached single-family and condominium units affordable for low income households (50% to 80% AMI) was estimated at about 4,100 units in 2006. Whereas the number of low income households was about 2,500 creating a surplus of affordable owner occupied units of about 1,600. Of course this surplus of affordable housing provides home ownership opportunities for many households with incomes above 80% AMI. Due to choice, credit worthiness, personal debt and other factors households with incomes above the 80% AMI level often will or must move down to lower priced housing because of financial constraints. Therefore, these higher income households do compete with low income households for affordable housing.
- Very low income households have a relatively smaller number of affordable owner occupied units in 2006 than they did in 2000. The deficit of affordable owner occupied units for this income group has grown in six years from 332 units to 522 units. The

only new additions to the inventory have been 42 condominiums priced below \$106,167. The price range of affordability for very low income households in 2006 was \$76,000 to \$106,167.

- Owner occupied opportunities for extremely low income households are rare. The affordable housing deficit for this income group has increased from 417 to 573 since 2006. Currently there are only 80 affordable owner occupied units priced below \$63,700, the price threshold for this income group.

Income Group	Affordable Owner Units 2006	Households 2006	Surplus/ Deficit 2006
50% to 80% AMI	4,086	2,472	1,614
30% to 50% AMI	428	950	-522
Less than 30% AMI	80	653	-573
Total	4,594	4,077	517

Source: Census, HUD CHAS and James Wood.

- Tooele County continues to have a surplus of affordable rental housing in 2006. The surplus is estimated at 806 units, see below:

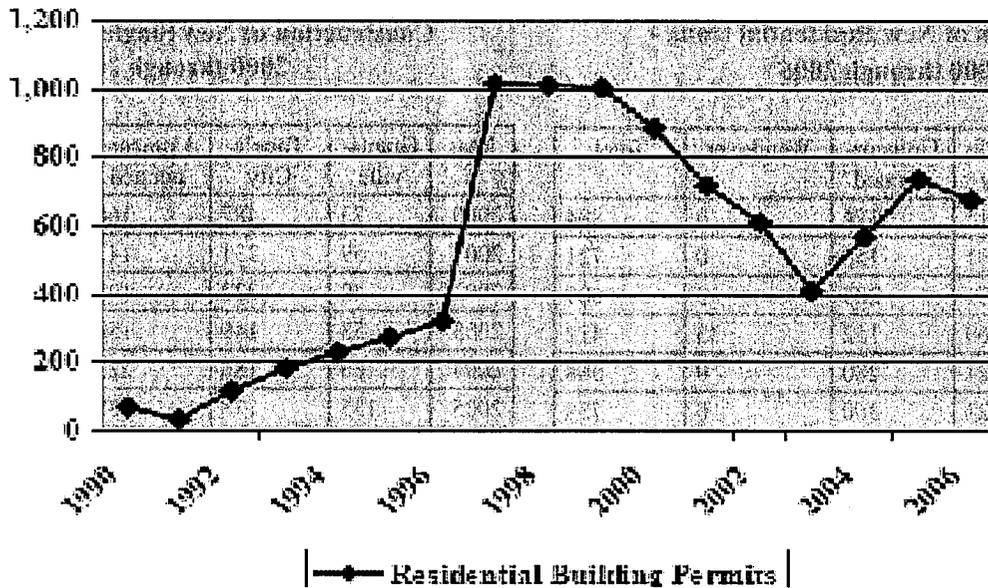
Income Group	Affordable Renter Units 2006	Households 2006	Surplus/ Deficit 2006
50% to 80% AMI	877	786	91
30% to 50% AMI	1,454	513	941
Less than 30% AMI	379	605	-226
Total	2,710	1,904	806

Source: Census, HUD CHAS and James Wood.

Affordable Housing Needs in the Next Five Years

- Housing affordability in the Tooele County is significantly higher than in most housing markets throughout the state. As the surplus/deficit analysis shows the owner occupied market has a surplus of 517 detached single family homes that are affordable

**Chart 1
Residential Building Permits Issued in Tooele County**



2004 with the rapid rise again in housing prices along the Wasatch Front, new residential construction in Tooele County has increased rapidly.

- Since 2000 the inventory of residential housing in Tooele County has increased by 4,600 units or 31%. As the chart shows since 2004 the number of residential permits issued increased by nearly 80%. New residential construction since 2000 has been dominated by owner occupied units (detached single-family homes, town homes, condominiums and manufactured homes). Ninety percent of the 4,600 new units were owner occupied units, a total of 4,172 units. Rental units totaled 436 units.

- The inventory of residential units in Tooele County has increased from 13,800 units in 2000 to 18,400 units in 2006. Tooele City has 10,300 residential units and accounts for 56% of total residential units in the county. Tooele City's share of housing has dropped from 58% in 2000. In contrast unincorporated Tooele County's share of residential units has increased from 21% in 2000 to 24% in 2006. There are an estimated 4,500 residential units in 2006 in the unincorporated area of the county. Grantsville, the other jurisdiction with a concentration of housing, has had no change in its share of residential units, holding steady over the 6 year period at 14% of the residential units in the county.

Housing Inventory by Type of Unit - 2006

City	Total	Occupied	Owner	Renter	Vacant
Grantsville	2,655	2,579	2,190	389	76
Ophir	33	19	16	3	14
Rush Valley	169	157	138	19	12
Stockton	168	160	143	17	8
Tooele City	10,255	9,967	8,118	1,848	287
Unincorporated	4,514	4,263	3,501	761	250
Vernon	86	80	68	12	5
Wendover	544	496	221	273	48
Tooele County	18,424	17,720	14,397	3,323	700

III. Affordability Indicators of Existing and New Owner Occupied Housing

This section reviews some important indicators of housing affordability in Tooele County since 2000. Sales data on existing and new homes and condominiums are examined to determine the affordability of the existing housing inventory and the new home and condominium additions. The Wasatch Front Regional Multiple Listing Services (MLS) provides sales data on detached homes in Tooele County. NewReach provides data on sales data for new homes and condominiums.

A Housing Affordability Index (HOI) has been developed for Tooele County. The HOI measures the percentage of existing and new homes and condominiums sold or built in the county that were affordable to households at 80%, 50% and 30% of the area median income. In each case the affordable housing price threshold was determined from the income of the respective group. It was assumed for example that a household at 80% income would spend 30% of their income on housing. The interest on the mortgage loan was the annual average for the year as published by Freddie Mac. In 2006, that interest rate was 6.0%. The term of the mortgage was 30 years with a 10% down payment. Fifteen percent of the income available for housing was allocated to the payment of property taxes, home insurance and mortgage insurance. From the household income and the assumptions regarding mortgage term and interest rates the affordable housing price threshold was determined.

As a frame of reference it is important to realize that forty percent of all households in Tooele County have incomes below 80% AMI, 25% of all households have incomes below 50% AMI and 15% of all households have incomes below 30% AMI.

Affordability of Existing Detached Single-Family Homes - 2000 to 2006

- *Low Income Households (80% AMI; \$44,812 in 2006)* - In 2000, a household at 80% of the area median income (AMI) was able to afford 50% of all homes

sold in the county through the MLS. Therefore, the HOI was 50%, i.e., 208 of the 415 homes sold were affordable for a low income household (80% AMI), Table 17.

- Affordability increased over the next few years. In 2003, the peak of recent affordability, the low income household (80% AMI) could afford 88% of all homes sold in Tooele County. In 2003 there were 776 homes sold in Tooele County and 687 were priced below the price threshold of \$165,867. By 2006 the HOI for the low income household was at 56%, still quite favorable. The affordable housing price threshold was \$169,868 in 2006.
- *Very Low Income Households (50% AMI; \$28,008 in 2006)* – Home ownership opportunities decline significantly for very low income households. This is true for all housing markets as replacement costs push detached home prices beyond the reach of most very low income households. In 2000, only 3.6% of all homes sold in Tooele County were affordable for the very low income households, Table 18.
- Affordability improved over the next few years and by 2004 a very low income was able to purchase 31% of all existing homes sold in Tooele County. However, as prices accelerated in the past two years affordability declined. The affordable housing price threshold in 2006 for the very low income households was \$106,167. The HOI in 2006 for very low income households in Tooele County fell to 8.6%.
- *Extremely Low Income Households (30% AMI; \$16,800 in 2006)* – Home ownership opportunities are rare for extremely low income households. An affordable house in 2000 for this group was priced at less than \$45,600 and in 2006 it was priced at \$63,700, Table 19. Generally, less than 5% of all existing homes are affordable to the extremely low income households.

Table 20 present detail sales data on existing homes as well as average and median prices for Tooele County. The HOI for each income group relies on these sales data.

Table 20
Sales of Existing Homes in Tooele County by Price Range

Sale Price Range	2000	2001	2002	2003	2004	2005	2006
Less 10,000	0	0	1	0	0	0	0
\$10,000 to \$19,999	2	0	1	0	0	0	0
\$20,000 to \$29,999	0	0	1	4	5	0	0
\$30,000 to \$39,999	1	2	1	4	2	2	2
\$40,000 to \$49,999	4	6	6	13	15	9	3
\$50,000 to \$59,999	0	3	6	23	16	13	5
\$60,000 to \$69,999	2	6	16	15	30	16	7
\$70,000 to \$79,999	8	11	18	38	46	30	9
\$80,000 to \$89,999	19	31	52	45	40	55	20
\$90,000 to \$99,999	28	38	47	49	56	55	31
\$100,000 to \$119,999	133	157	165	188	176	164	101
\$120,000 to \$139,999	138	159	157	193	199	256	195
\$140,000 to \$159,999	52	46	77	98	115	183	228
\$160,000 to \$179,999	24	37	34	57	79	140	205
\$180,000 to \$199,999	12	12	20	16	21	71	163
\$200,000 to \$249,999	3	10	15	28	29	63	136
\$250,000 to \$299,999	4	9	5	4	18	38	70
\$300,000 to \$349,999	1	0	1	0	1	7	34
\$350,000 to \$399,999	0	0	1	0	3	3	17
\$400,000 to \$449,999	0	0	1	0	1	1	6
\$450,000 to \$499,999	0	0	0	0	0	0	4
\$500,000 to \$599,999	0	0	0	1	0	3	4
\$600,000 to \$699,999	0	0	0	0	0	0	0
\$700,000 to \$799,999	0	0	0	0	0	0	0
\$800,000 to \$899,999	0	0	0	0	0	0	0
\$900,000 to \$999,999	0	0	0	0	0	0	0
\$1,000,000 to \$1,249,999	0	0	0	0	0	0	0
\$1,250,000 to \$1,499,999	0	0	0	0	0	0	1
Over \$1,500,000	0	0	0	0	0	0	0
Total Sales	431	527	625	776	852	1,109	1,241
Average Price	\$125,301	\$125,533	\$123,763	\$123,070	\$127,451	\$144,416	\$175,137
Median Price	\$122,535	\$120,970	\$119,983	\$120,000	\$124,000	\$137,000	\$162,000

Source: Wasatch Front Regional Multiple Listing Service.

depend on the existing inventory of homes and especially the rental market to provide housing opportunities, Tables 26 and 27.

Table 28 shows the price range of new detached single-family homes in Tooele County. These data were used in the calculations of the new housing HOI.

Table 25
New Housing Opportunity Index for Low Income Households in Tooele County

Year	New Home Threshold Price for Low Income Households	Number of Affordable New Homes Sold	Total New Homes Sold	Housing Opportunity Index
2005	\$174,691	95	301	31.6%
2006	\$169,868	84	351	23.9%

Source: NewReach.

Table 26
New Housing Opportunity Index for Very Low Income Households in Tooele County

Year	New Home Threshold Price for Very Low Income Households	Number of Affordable New Homes Sold	Total New Homes Sold	Housing Opportunity Index
2005	\$109,182	1	301	0.3%
2006	\$106,167	0	351	0.0%

Source: NewReach.

Table 27
New Housing Opportunity Index for Extremely Low Income Households in Tooele County

Year	New Home Threshold Price for Extremely Low Income Households	Number of Affordable New Homes Sold	Total New Homes Sold	Housing Opportunity Index
2005	\$65,509	0	301	0%
2006	\$63,700	0	351	0%

Source: NewReach.

Table 28
Price Range of New Detached Homes in Tooele County

Price Range of New Homes	2005	2006
Under \$99,999	0	0
\$100,000 to \$124,999	16	2
\$125,000 to \$149,999	75	36
\$150,000 to \$174,999	31	57
\$175,000 to \$199,999	129	65
\$200,000 to \$224,999	0	0
\$225,000 to \$249,999	11	46
\$250,000 to \$274,999	14	96
\$275,000 to \$299,999	9	3
\$300,000 to \$324,999	12	27
\$325,000 to \$349,999	4	3
\$350,000 to \$374,999	0	16
\$375,000 to \$399,999	0	0
Over \$400,000	0	0
Total	301	351

Source: NewReach.

Affordability of New Condominiums

NewReach also provided the price data on new condominiums. These data show that a very high percentage of new condominiums are affordable to low and very low income households.

- *Low Income Households (80% AMI)* - In 2006, 51 of the 59 new condominiums built in Tooele County were priced under \$169,868. These 51 condominiums were affordable to households at 80% AMI. The new condominium HOI in 2006 was 86%. Only 8 new condominiums were priced above \$169,868, the price threshold for low income households. These data show that the new condominium market does provide new housing opportunities for low income households in Tooele County, Table 29.
- *Very Low Income Households (50% AMI)* - Even the very low income price threshold of \$106,167 allowed 16 new condominiums to be classified as affordable for the income category. The presence of some affordable new condominium units for very low income households in Tooele County indicates the affordability of housing in Tooele County, Table 30.
- *Extremely Low Income Households (30% AMI)* - No new condominiums were affordable to the extremely low income households in Tooele County. The HOI was 0% in 2006, Table 31.

Table 33
Comparison of Housing Opportunity Indexes for Existing Condominiums – 2006

County	80% AMI	50% AMI	30% AMI
Tooele	96.8%	34.9%	1.6%
Salt Lake	75.4%	34.1%	5.4%
Utah	74.0%	19.8%	0.5%
Davis	87.0%	38.6%	4.9%

Source: Wasatch Front Regional Multiple Listing Service.

Table 34
Comparison of Housing Opportunity Indexes for New Homes – 2006

County	80% AMI	50% AMI	30% AMI
Tooele	23.9%	0.0%	0.0%
Salt Lake	16.4%	0.0%	0.0%
Utah	10.7%	0.0%	0.0%
Davis	19.9%	0.0%	0.0%

Source: NewReach.

Table 35
Comparison of Housing Opportunity Indexes for Existing Condominiums – 2006

County	80% AMI	50% AMI	30% AMI
Tooele	86.4%		0.0%
Salt Lake	60.7%	6.5%	0.0%
Utah	60.1%	7.3%	0.0%
Davis	80.0%	2.3%	0.0%

Source: NewReach.

IV. Change in the Inventory and Affordability of Rental Housing – 2000 to 2006

In 2000 there were an estimated 698 renter households between 50% and 80% AMI and the rental inventory had 688 rental units with affordable rents for this income group, a slight deficit of 10 rental units. For the 30% to 50% AMI group (very low income) there were 1,212 affordable units and only 456 renter households; a surplus of 756 units. For the 30% and less AMI group (extremely low income) there was a deficit of 164 units as the number of extremely

low income households was 538 compared to only 374 affordable units, however, the Tooele County Housing Authority manages over 200 Section 8 vouchers which provide rental assistance to many of these extremely low income households.

- Since 2000 there has been 436 new rental units added to the Tooele County inventory. The additions to the inventory have occurred in three geographic areas: Grantsville, Tooele City and unincorporated Tooele County. Grantsville accounts for only 20 units, Tooele City 288 and unincorporated county for 128, Table 36.

Table 36
New Construction of Rental Units

Year	Grantsville	Tooele	Wendover	Unincorporated	County
2000	0	72	0	0	72
2001	0	120	0	0	120
2002	0	88	0	0	88
2003	0	0	0	0	0
2004	0	8	0	56	64
2005	20	0	0	72	92
2006	0	0	0	0	0
Total	20	288	0	128	436

Source: Bureau of Economic and Business Research, University of Utah.

- A very high percentage of these new units have been affordable, i.e. either low income tax credit units or RD515 units. Four new affordable projects have been completed since 2000: Grantsville Family (20 units), Lakeview (72 units), Tooele Gateway (160 units) and Old Mill (128 units). With the exception of 30 units at Tooele Gateway all of the new units in these four communities have affordable rental rates for households at 60% of AMI or less. The four projects contain 352 affordable units with the following distribution among income groups: 50% to 60% AMI 105 units, 30% to 50% AMI 242 units and 30% or less AMI 5 units, Table 37.

- In 2006 there was an estimated 3,400 rental units in Tooele County. With a vacancy rate of about 5% there were 3,200 rental units occupied. The Tooele County rental inventory is comprised of affordable market rate units and a relatively high percentage of subsidized rental units; tax credit communities, public housing, HUD project based communities, RD 515 subsidized communities and over 200 Section 8 vouchers.
- An examination of low income tax credit units shows that 21% of the rental inventory in Tooele County is comprised of low income tax credit units. These units do include the

RD and HUD projects in the county as well. In relative terms, 21% of all rental units in Tooele County are targeted for low to extremely low income households through the low income tax credit program. Tooele County ranks first among all Utah's 29 Counties in the share of rental inventory that is targeted for low income households. Summit County ranked second at 15% whereas statewide only 7.5% of the rental inventory was assisted by subsidized rental programs. These data demonstrate in relative terms the high degree of affordability for rental housing in Tooele County, Table 39.

Table 39
Low Income Tax Credit Units as Share of Rental Inventory - 2006

County	LIHTC Units	Percent Share of Inventory	County	LIHTC Units	Percent Share of Inventory
Tooele	747	21.5	Cache	633	5.7
Summit	454	15.4	San Juan	52	5.4
Washington	1,337	14.1	Beaver	22	4.3
Iron	593	13.8	Sevier	50	4.0
Davis	1,708	9.5	Sanpete	60	3.7
Weber	1,573	8.5	Uintah	73	3.6
Duchesne	85	8.4	Emery	23	3.1
Box Elder	249	8.4	Utah	1,115	3.1
Salt Lake	7,939	7.7	Carbon	48	2.5
Grand	81	7.0	Garfield	6	1.7
Kane	47	6.1	State	16,927	7.5

Source: Utah Housing Corporation and Census Bureau.

- The twelve tax credit apartment communities in Tooele County are shown in Table 40.

Table 40
Low Income Tax Credit Communities in Tooele County

Apartment Community	Address	City	Subsidy	Units
Willow Creek (Senior)	236 West Plum Street	Grantsville	RD Senior	83
Grantsville Apartment	278 West Main	Grantsville	RD 515	20
Orchard Park (Approved Credits)	Country Haven Lane	Grantsville	Tax Credit	63
Old Mill Stansbury	160 East Hilary Lane	Unincorporated	Tax Credit	128
Somerset Gardens (Senior)	143 North 400West	Tooele	RD Senior	28
Oquirrh View Apartment (Senior)	552 North 270 East	Tooele	RD Senior	16
Lake View Apartments	742 North 100 East	Tooele	Tax Credit	76
Valley Meadows	582 North Shay Land	Tooele	Tax Credit	40
Remington Park Retirement (Senior)	495 Utah Avenue	Tooele	RD Senior	72
Tooele CROWN	Scattered Sites	Tooele	Tax Credit	11
Tooele Gateway Apartments	232 W. Fenwick Lane	Tooele	Tax Credit	130
Landmark Apartments	350 West 400 North	Tooele	HUD	52
Total				719

Source: Utah Housing Corporation and Tooele County Housing Authority.

holders must be below 30% AMI.

- Hence, there are approximately 150 extremely low income renters with Section 8 vouchers. These Section 8 vouchers in affect reduce the rental unit deficit from 226 to about 75.

Methodology

The 2006 estimates of the number of households that were home owners for each geographic area were derived from the 2000 CHAS, (Table 10 in Section 1). The 2000 estimates were brought forward to 2006 using the average annual growth rates of population from 2000 to 2005 published by the Census, Table 41. This methodology assumes that the share of home owners who were low, very and extremely low income households was the same in 2006 as in 2000. A fair assumption since the six year period contains both a period of sluggish job and wage growth and a few years of economic prosperity.

**Table 41
Population Growth Rates in Tooele County**

Area	2000	2005	Average Annual Growth Rate
Tooele County	40,735	51,311	4.7%
Grantsville	6,015	7,494	4.5%
Ophir	23	25	1.7%
Rush Valley	453	542	3.7%
Stockton	443	573	5.3%
Tooele	22,502	28,369	4.7%
Vernon	236	282	3.6%
Wendover	1,537	1,620	1.1%
Unincorporated	9,523	12,406	5.4%

Source: U.S. Census Bureau.

The methodology for estimating the number of renters by income group for 2006 used a methodology with lower rates of growth. The 2000 baseline of renters by income (CHAS) was adjusted to 2006 using a growth rate of 2% annually. The renter population in Tooele County has not grown as rapidly as the home owner population. Between 1990 and 2000 the renter population in Tooele County increased at a rate of about 1% annually. Therefore, it was determined that a 2% annual growth would certainly be the upper bound of growth in the number of households that rent housing, particularly given the high level of single family affordability in Tooele County.

The number of affordable units for each income group in 2006 was determined by adding to the 2000 baseline

the number of affordable single family and condominium units built since 2000. Given information from NewReach regarding the price level of new homes it was assumed that 20% of all new homes were affordable to the 50% to 80% income group. No detached single family homes, however, were affordable to the 30% to 50% income group or the less than 30% group. Again using NewReach results and data as a basis it was assumed that 60% of new condominiums were affordable to the 50% to 80% low income group and 20% were affordable for the 30% to 50% very low income group.

The number of affordable rental units in 2006 was determined by adding the new additions in the 2000 to 2006 period to the appropriate price range. Since there were only 436 new rental units and over 80% were in a handful of apartment communities this task was relatively simple.

VI. Projected Need for Affordable Housing

Across the spectrum of affordability—from low income to extremely low income and homeless households—the need for affordability housing always outstrips supply. A market economy, due to construction and land costs, will limit the supply of affordable housing for the lowest income households. HB295 did not mandate or expect that communities provide affordable housing for *all* income qualified families. The legislation encourages “a reasonable opportunity” for moderate and low income families to find housing in the community. The number of affordable owner and renter occupied units in Tooele County, as shown in Table 41 and 42 of the previous section, are strong and convincing evidence of accommodating zoning ordinances and inclusionary zoning in Tooele County and its municipalities.

As shown by the data for low income households (50% to 80% AMI) there is a substantial surplus of affordable owner occupied housing priced between \$106,000 and \$170,000 in the county. The approximately 4,100 affordable homes represent nearly 30% of the existing owner occupied housing stock in Tooele County. However, ownership possibilities drop rapidly for the very low income and extremely low income groups (below 50% AMI). But it is unrealistic to expect the market to produce much owner occupied inventory under \$106,000. Projected need for affordable housing must be tempered with what is economically feasible.

As noted affordable owner occupied opportunities are



certainly present and on the rental side Tooele County is extremely well endowed with affordable rental housing. Affordability of rental housing is particularly impressive for the very low income households. Nearly 1,500 units of an inventory of 3,500 rental units are affordable for the very low income households. These data are a reflection of the share of rental housing comprised by subsidized (HUD, RD and Tax Credit) units. The rental inventory of Tooele County has the greatest share of subsidized units among all 29 counties in the state. Over 20% of all rental units are subsidized. In addition the Tooele County Housing Authority has 215 Section 8 vouchers which improve the housing opportunities of extremely low income households. About 150 of these vouchers are reserved for households below 30% AMI.

Housing affordability in the Tooele County is significantly higher than in most housing markets throughout the state. As the surplus/deficit analysis shows the owner occupied market has a surplus of 517 detached single family homes that are affordable to low income households (\$28,000 to \$44,800). The number of low income households is increasing annually in Tooele County by about 50 households. Approximately 40 of these households would likely be owners. Therefore, the surplus is sufficient to provide adequate ownership opportunities for low income household over the next five years. As mentioned above it is unrealistic to expect the market to provide much in the way of ownership possibilities for the other two income groups; very low income and extremely low income.

On the rental side the surplus/deficit analysis shows a surplus of units for low income and very low income renter households. The surplus is attributable to the large number of subsidized rental housing units in Tooele County. The low rental rates in the market nearly guarantee a very high degree of affordability in the rental market for the new five years. There are sufficient affordable rental units in the market to meet the needs of low and very low income households in the near term and Section 8 vouchers provide rental housing opportunities for extremely low income households. However, not all extremely low income households have Section 8 vouchers and the number of extremely low income households is expected to increase by about 60 households over the next five years. Therefore, the Tooele County housing market will need an additional 60 new deep subsidy rental units over the next five years.

Tooele County does have a homeless population comprised primarily of the episodically homeless rather than the chronically homeless individual. The episodically homeless are generally in need of shelter for a few nights or weeks

due to domestic situation, loss of job, accident or medical problems. The homeless head count for 2007 shows that Tooele County has over 50 homeless individuals, with about a dozen sleeping on the street. While HB295 does not address housing needs of the homeless population the affordable housing plan should acknowledge the need to provide shelter for homeless individuals. Over a 12 month period about 500 individuals in Tooele County would experience homelessness.

The most important housing policy for Tooele County should be a continuation of the policies that have allowed and nurtured one of the most affordable housing markets in Utah. Tooele is unique because of the combination of large amounts of affordable land, proximity to Salt Lake and Wasatch Front employment market and favorable zoning policies encouraging affordable housing.

VII. Demographic and Housing Profiles

This section presents detailed 2006 housing profiles for Tooele County, the seven municipalities and the unincorporated area of the county.

Housing Profile of Tooele County -2006

Category	Units
Total Housing Units	18,424
Occupied Units	17,720
Owner Occupied	14,397
Vacant Units	527
Renter Occupied Units	3,323
Vacant Units	175
Number of Affordable Owner Occupied Units	4,594
50% to 80% AMI	4,086
Surplus	1,614
30% to 50% AMI	428
Deficit	-522
less than 30% AMI	80
Deficit	-573
Number of Affordable Renter Occupied Units	2,710
50% to 80% AMI	877
Surplus	91
30% to 50% AMI	1,454
Surplus	941
less than 30% AMI	379
Deficit	-226

Source: U.S. Census Bureau, Bureau of Economic and Business Research, University of Utah, HUD CHAS and James Wood.

Housing Profile of Tooele City - 2006

Category	Units
Total Housing Units	10,255
Occupied Units	9,967
Owner Occupied	8,118
Vacant Units	215
Renter Occupied Units	1,848
Vacant Units	72
Number of Affordable Owner Occupied Units	3,442
50% to 80% AMI	3,116
Surplus	1,566
30% to 50% AMI	283
Deficit	-294
less than 30% AMI	43
Deficit	-334
Number of Affordable Renter Occupied Units	1,578
50% to 80% AMI	664
Surplus	208
30% to 50% AMI	717
Surplus	433
less than 30% AMI	197
Deficit	-207

Source: U.S. Census Bureau, Bureau of Economic and Business Research, University of Utah, HUD CHAS and James Wood.

Housing Profile of Vernon Town - 2006

Category	Units
Total Housing Units	86
Occupied Units	80
Owner Occupied	68
Vacant Units	4
Renter Occupied Units	12
Vacant Units	1
Number of Affordable Owner Occupied Units	22
50% to 80% AMI	13
Surplus	8
30% to 50% AMI	5
Deficit	0
less than 30% AMI	4
Deficit	-16
Number of Affordable Renter Occupied Units	6
50% to 80% AMI	0
Surplus	0
30% to 50% AMI	6
Deficit	0
less than 30% AMI	0
Deficit	0

Source: U.S. Census Bureau, Bureau of Economic and Business Research, University of Utah, HUD CHAS and James Wood.

Housing Profile of Wendover City - 2006

Category	Units
Total Housing Units	544
Occupied Units	496
Owner Occupied	221
Vacant Units	36
Renter Occupied Units	273
Vacant Units	12
Number of Affordable Owner Occupied Units	43
50% to 80% AMI	25
Deficit	-39
30% to 50% AMI	21
Deficit	-15
less than 30% AMI	4
Deficit	-47
Number of Affordable Renter Occupied Units	206
50% to 80% AMI	34
Deficit	-37
30% to 50% AMI	122
Surplus	58
less than 30% AMI	50
Deficit	-25

Source: U.S. Census Bureau, Bureau of Economic and Business Research, University of Utah, HUD CHAS and James Wood.

Housing Profile Unincorporated Tooele County - 2006

Category	Units
Total Housing Units	4,514
Occupied Units	4,263
Owner Occupied	3,501
Vacant Units	188
Renter Occupied Units	761
Vacant Units	62
Number of Affordable Owner Occupied Units	254
50% to 80% AMI	213
Deficit	-60
30% to 50% AMI	23
Deficit	-67
less than 30% AMI	18
Deficit	-33
Number of Affordable Renter Occupied Units	557
50% to 80% AMI	80
Deficit	-83
30% to 50% AMI	464
Surplus	397
less than 30% AMI	13
Surplus	11

Source: U.S. Census Bureau, Bureau of Economic and Business Research, University of Utah, HUD CHAS and James Wood.